

**Business Loop Community Improvement District  
Board of Directors Meeting Minutes**

601 Business Loop 70 West #128  
Thursday, July 20, 2017 8:00 am

**Present:**

Paul Land  
Dave Griggs  
Cris Burnam  
Lili Vianello

James Roark-Gruender  
Vicki Kemna  
Carrie Gartner  
Daniel Huaco  
Sara Huaco

Griggs opened the meeting. Vianello moved to accept the minutes, Land seconded. Motion passed unanimously. Gartner reviewed financials, noting expenditures for the Chamber Leadership Trip and legal fees. She also explained that while we are paying interest on the line of credit, we were not yet paying it down to ensure we maintain enough cash on hand for consulting fees. Finally, Gartner noted the uptick in year-to-year monthly sales tax revenues. Roark-Gruender moved to accept financials, Kemna seconded. Motion passed unanimously.

**Review of Public Planning Meeting**

Roark-Gruender, Griggs, Land, Vianello and others who attended the public planning meeting gave overviews of evening, including input they received from attendees. Some of the key comments focused on bike connections to the existing trail system, public art, accommodating Hickman students, and the excitement over ideas such as public gathering spaces and small-bore manufacturing (such as craft breweries).

Burnam asked about the roundabout and whether it was planted yet. All agreed it was a key gateway for the city. Gartner also explained how the Business Loop could connect to other commercial areas and city bike trails via Fay Street through the Shoe Factory District. The board also discussed the Conley Road extension.

It was estimated that well over 60 people attended and many filled out surveys. The board brainstormed on ways to get the word out about the second meeting.

**Annual Assessment Rate**

Griggs explained the property assessment rate and process by which it is set. It's currently at .4778 per \$100 of assessed valuation and there is no current plan to increase it. The hearing and vote has been set for the Annual Members Meeting in August and Gartner has already posted the required public notice.

**Directors Report**

Property Assessment Data

Gartner gave the board an update on the 2017 assessment data. Property values have increased 12% per the past year, largely due to more that \$500,000 in new construction. For comparison, in 2016 property values only increased by about .1%. Average for Columbia is a 2% increase per year. This shows that private property owners are confident enough to make large investments.

### Annual Meeting/Annual Report

The 2017 Annual Report will be available for distribution by the Annual Members Meeting in August. It will be delivered to all property owners, business owners, residents, and community stakeholders as well.

### **Public Comment**

Daniel and Sara Huaco of Carlito's Cabo offered a number of suggestions for the planners, including a desire that the character of the Business Loop not change significantly, traffic flow, and property upkeep. They also had a few questions related to process and timeline, which Gartner addressed.